STATE OF TEXAS
COUNTY OF BRAZOS

We, Kenneth L. Neatherlin and John N. Lusk, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 2241, Page 196 and Volume 2242, Page 101, and designated herein as Timbercreek at Steep Hollow in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expresses.

Kenneth L. Neatherlin

Lienholder Approval

John N. Lusk

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kenneth L. Neatherlin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 6th day of June, 1995.

LAFAYNE C. LITTLETON
Notary Public, State of Texas
My Commission Expires
OCT. 28, 1997

Notary Public in and for Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John L. Lusk, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 6th day of June, 1995.

LAFAYNE C. LITTLETON
Notary Public, State of Texas
My Commission Expires
OCT. 28, 1997

Notary Public in and for Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Registered Professional Engineer No. _____ in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Registered Professional Engineer

(ENGINEER'S SEAL)

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in by office the 9th day of June, 1995, in the Official Public Records of Brazos County in Volume 2368, Page 173 A. 1736 + 1740

Mary Ann Ward by Barbara Johnson
County Clerk, Brazos County, Texas

(SEAL)

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

City Planner, Bryan, Texas

I, JOHN GODFREY, Chairman of the City Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 16TH day of MAY, 1995, and same was duly approved on the 1ST day of JUNE, 1995 by said Commission.

Chairman, City Planning and Zoning Commission, Bryan, Texas

Curve and line data on sheet 2.

5/8" Iron rods set at all corners except as noted.

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 27th day of MARCH, 1995.

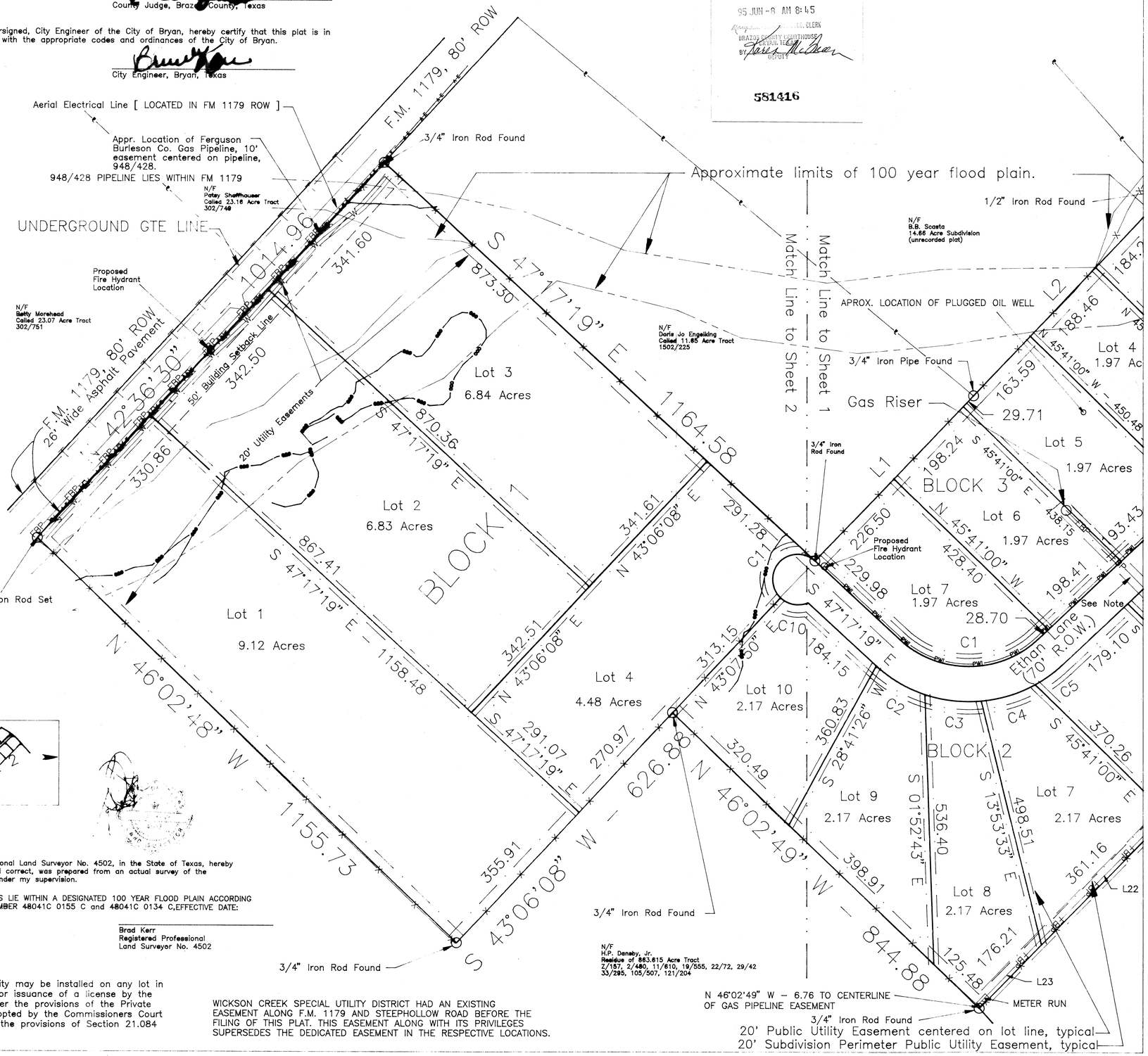
County Judge, Brazos County, Texas

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, Bryan, Texas

FILED
95 JUN -8 AM 8:45
CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Barbara Johnson
DEPUTY

581416



Key Map

Certificate of Surveyor:

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision.

A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, MAP NUMBER 48041C 0155 C and 48041C 0134 C,EFFECTIVE DATE: 07-02-1992.

Brad Kerr
Registered Professional
Land Surveyor No. 4502

Note: No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County pursuant to the provisions of Section 21.084 of the Texas Water Code.

WICKSON CREEK SPECIAL UTILITY DISTRICT HAD AN EXISTING EASEMENT ALONG F.M. 1179 AND STEEPHOLLOW ROAD BEFORE THE FILING OF THIS PLAT. THIS EASEMENT ALONG WITH ITS PRIVILEGES SUPERSEDES THE DEDICATED EASEMENT IN THE RESPECTIVE LOCATIONS.

Final Plat, Sheet 1 of 3

TIMBERCREEK AT STEEP HOLLOW
67.37 ACRE TRACT
JAMES W. SCOTT LEAGUE, A-49
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 01-11-95
PLAT DATE: 05-24-95
JOB NUMBER: 94-633
CRS NAME: 94-633
CAD NAME: 94-633-F

PREPARED BY:
KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

JAMES W. SCOTT LEAGUE
A-49

RICHARDSON PERRY LEAGUE
A-44

S 43°28'12" W – 22.72
TO CENTERLINE OF WATERLINE
EASEMENT FROM IRON PIPE

1/2" Iron Rods Found (4)

3/4" Iron Pipes Found (4)

Wixon Water Supply pipeline, 15' easement centered on pipeline, 512/58

POWER POLE & GUY ANCHOR

20' Wide Asphalt Pavement

Steep Hollow Road

N/F
Steep Hollow Baptist Church
0/366
191/232
961/585

Pond

Approximate limits of 100 year flood plain.

1/2" Iron Rod Found

N/F
B.B. Scasta
14.66 Acre Subdivision
(unrecorded plat)

Match Line to Sheet 2

Match Line to Sheet 1

APROX. LOCATION OF PLUGGED OIL WELL

N/F
Doris Jo Engelking
Called 11.65 Acre Tract
1502/225

Gas [illegible]

3/4" Iron Rod Found

Proposed Fire Hydrant Location

Proposed Fire Hydrant Location

Proposed Fire Hydrant Location

Proposed Fire Hydrant Location

See Note

Lot 1
4.28 Acres

Lot 2
1.96 Acres

Lot 3
2.00 Acres

Lot 4
2.00 Acres

Lot 5
2.00 Acres

Lot 6
2.00 Acres

Lot 7
2.17 Acres

Lot 8
2.17 Acres

Lot 9
2.17 Acres

Lot 10
2.17 Acres

Lot 1
1.87 Acres

Lot 2
1.97 Acres

Lot 3
1.97 Acres

Lot 4
1.97 Acres

Lot 5
1.97 Acres

Lot 6
1.97 Acres

Lot 7
1.97 Acres

Lot 4
4.48 Acres

BLOCK 1

BLOCK 2

BLOCK 3

Ethan Lane (70' R.O.W.)

16' Public Utility Easement
25' Setback Line

ANGLE POINT IN R.O.W.
N 46°46'09" E – 12.20

20' Perimeter Public Utility Easement

50' Setback Line

3/4" IRON PIPE IS THE BEGINNING POINT FOR THE CENTERLINE BEARING AND DISTANCES OF THE EXISTING WATERLINE EASEMENT

N 41°40'12" W – 35.71 TO CENTERLINE OF GAS PIPELINE EASEMENT FROM IRON PIPE

Δ=17°38'05"
R=1465.00
L=450.91
T=227.25
LC=449.13
CB=S 50°25'16" E

NEW R.O.W. LINE WAS ESTABLISHED 35' FROM CENTER OF ROAD FOR THIS SUBDIVISION ONLY.

LINE	BEARING		DISTANCE
L1	N 43°44'47"	E	454.44
L2	N 43°22'18"	E	562.27
L3	N 43°26'08"	E	313.96
L4	S 64°15'45"	E	48.31
L5	S 41°38'11"	E	172.86
L6	N 43°27'09"	E	61.18
L7	N 43°03'48"	E	259.47
L8	S 57°01'47"	E	156.45
L10	S 41°40'12"	E	59.58

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING		CHORD
C1	85°56'33"	200.00	300.00	186.32	N 89°44'25"	E	272.65
C2	23°57'51"	270.00	112.93	57.30	S 59°16'14"	E	112.11
C3	23°57'53"	270.00	112.93	57.30	S 83°14'06"	E	112.11
C4	23°57'53"	270.00	112.93	57.30	N 72°48'01"	E	112.11
C5	14°02'57"	270.00	66.21	33.27	N 53°47'36"	E	66.04
C6	103°17'13"	25.00	45.07	31.59	N 02°05'59"	W	39.21
C7	81°34'34"	25.00	35.59	21.57	S 89°40'05"	E	32.66
C8	05°29'43"	1465.00	140.51	70.31	S 56°29'27"	E	140.46
C9	07°16'35"	1465.00	186.05	93.15	S 45°14'30"	E	185.93
C10	67°15'35"	50.00	58.70	33.26	N 80°04'50"	W	55.38
C11	179°09'44"	50.00	156.35	6837.77	N 43°07'50"	E	100.00

CENTERLINE OF EXISTING WATERLINE AND GAS PIPELINE EASEMENTS

LINE	BEARING		DISTANCE
L11	N 42°11'16"	W	125.50
L12	N 46°43'27"	W	80.78
L13	N 54°58'33"	W	186.08
L14	N 64°27'31"	W	90.40
L15	N 57°48'55"	W	187.08
L16	S 66°22'20"	W	33.52
L17	S 19°08'19"	W	38.74
L18	S 42°15'54"	W	63.93
L19	S 44°08'17"	W	1127.68
L20	S 38°00'25"	W	46.91
L21	S 33°14'24"	W	68.18
L22	S 44°19'10"	W	625.28
L23	S 43°54'17"	W	131.74
L24	N 45°12'21"	W	547.47

N/F
John E. Simek &
Frances S. Engelbrecht
Called 16.99 Acre Tract
1484/267

LEGEND

- 000 — CENTERLINE OF CREEK
- AE — CITY OF BRYAN AERIAL ELEC.
- W — EXISTING WIXON WATERLINE (6" ALONG STEEP HOLLOW ROAD AND 10" ALONG FM 1179)
- FBP — FERGUSON\BURLESON PETROLEUM PIPELINE
- T — GTE TELEPHONE LINE
- X — BARBED WIRE FENCE
- PWL — PROPOSED 6" WATERLINE – 5' ADJACENT TO AND OUTSIDE ETHAN LANE R.O.W. – WATER PROVIDED BY WIXON WATER COMPANY (PRIVATE)

NOTE: 2–20' UTILITY EASEMENTS SHALL BE SHARED WITH OTHER UTILITIES, BUT FERGUSON\BURLESON\S.W. GAS PIPELINE SHALL HAVE FIRST PRIORITY.

Note: This portion of Ferguson\Burleson\ S.W. Gas line will be abandoned prior to the filing of the final plat. (N 45° 12' 21" E – 547.47)

30' Pipeline Right-of-Way, 536/738.

Notes:
All lot corners are marked by 5/8" iron rods set except as noted hereon.

Note: Ethan Lane to be constructed in accordance with County specifications. Ethan Lane will be 28 feet wide with a flexible base and seal coat surface. The radius at the intersection of Steep Hollow Road will be 25 feet. (Curves Labeled C6 & C7.)

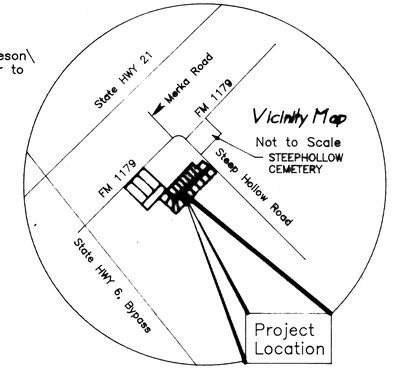
Note: Subdivision is Zone "B" of the ETJ, City of Bryan.

Note: Use of lots shown hereon shall be residential.

Note: A 30 day notice is requested by GTE prior to construction of the road to furnish conduit for any required cutting to avoid future bores. All clearing is the responsibility of the property owner.

Note: Lots in Block 2 and Block 3 shall not be subdivided.

Note: Minimum building setback requirements are established by City of Bryan Zoning Ordinance No. 756. Additional setback requirements for these lots are established by Subdivision Restrictions.



OWNERS & DEVELOPERS:

Kenneth L. Neatherlin
P.O. Box 3321
Bryan, Texas 77804

John N. Lusk
P.O. Box 3321
Bryan, Texas 77804

Flood Plain information on sheet 1.

Final Plat, Sheet 2 of 3

TIMBERCREEK AT STEEP HOLLOW
67.37 ACRE TRACT
JAMES W. SCOTT LEAGUE, A-49
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 01-11-95
PLAT DATE: 05-24-95
JOB NUMBER: 94-633
CR5 NAME: 94-633
CAD NAME: 94-633-F

PREPARED BY:
KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

N/F
H.P. Dansby, Jr.
Residue of 863.615 Acre Tract
Z/157, 2/480, 11/810, 19/555, 22/72, 29/42
33/295, 105/507, 121/204

3/4" Iron Rod Found

N 46°02'49" W – 6.76 TO CENTERLINE OF GAS PIPELINE EASEMENT

3/4" Iron Rod Found

METER RUN

20' Public Utility Easement centered on lot line, typical
20' Subdivision Perimeter Public Utility Easement, typical

S 43°28'12" W – 22.72
TO CENTERLINE OF WATERLINE EASEMENT
FROM IRON PIPE
1/2" Iron Rods Found (4)

3/4" Iron Pipes Found (4)

Wixon Water Supply pipeline, 15' easement centered on pipeline, 512/58

Δ=17°38'05"
R=1465.00
L=450.91
T=227.25
LC=449.13
CB=S 50°25'16" E

POWER POLE & GUY ANCHOR

3.7' ADDITIONAL R.O.W. DEDICATED

NEW R.O.W. LINE WAS ESTABLISHED 35' FROM CENTER OF ROAD FOR THIS SUBDIVISION ONLY.

10.2' ADDITIONAL R.O.W. DEDICATED

Steep Hollow Road

Scale: 1" = 50'

7.9' ADDITIONAL R.O.W. DEDICATED

N 41°40'12" W – 35.71 TO CENTERLINE OF GAS PIPELINE EASEMENT FROM IRON PIPE

20' Perimeter Utility Easement

50' Setback Line

3/4" IRON PIPE IS THE BEGINNING POINT FOR THE CENTERLINE BEARING AND DISTANCES OF THE EXISTING WATERLINE EASEMENT

ANGLE POINT IN R.O.W.
N 46°46'09" E – 12.20

16' Utility Easement
25' Setback Line

16' Utility Easement
25' Setback Line

BLOCK 3

BLOCK 2

POND

Lot 1
4.28 Acres

Lot 1
1.87 Acres

Lot 2
1.97 Acres

Lot 2
1.96 Acres

Lot 3
2.00 Acres

Ethan Lane (70' R.O.W.)

N 45°41'00" W

N 49°32'38" E

S 45°41'00" E

N 46°46'09" E

75.07
71.86
66.87
64.76
63.91

159.78
481.94
515.76
269.23
306.36
267.85
285.19
471.50
180.34
184.36
269.08
318.31
278.93

L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18

C6 C7 C8 C9

LEGEND

——AE——	CITY OF BRYAN AERIAL ELEC.
——W——	WIXON WATERLINE
——FBP——	FERGUSON\BURLESON PETROLEUM PIPELINE
——T——	GTE TELEPHONE LINE
——X——	BARBED WIRE FENCE

Final Plat, Sheet 3 of 3

TIMBERCREEK AT STEEP HOLLOW
67.37 ACRE TRACT
JAMES W. SCOTT LEAGUE, A-49
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

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